

June 29, 2016

A Special Meeting of the West Haven City Council was held on Wednesday, June 29, 2016 in the City Council Chambers, City Hall 3rd Floor, 355 Main Street, West Haven.

Present were Council Members O'Brien, Aldrich, Stacy Riccio, Morrissey, Russell, Quagliani, Ronan, David Riccio and Councilman Eberle.

After the Pledge of Allegiance, the Special Meeting was called to order at 6:00 p.m.

The Clerk of the Council read the call of the Special Meeting:

"In accordance with Rule #11 of the Rules Governing the actions of the City Council, Mayor O'Brien has called a Special Meeting of the West Haven City Council to be held at 6:00 pm on Wednesday, June 29, 2016, in the Council Chambers of City Hall, 355 Main Street (3rd Floor).

The purpose of this Special Meeting is as follows:

- 1.) Presentation by Attorney O'Connor regarding the proposed Second Amendment to the Development Agreement by and between the City of West Haven, the West Haven Redevelopment Agency and the Haven Group, LLC.
- 2.) Presentation by Attorney O'Connor regarding the proposed Land Disposition Agreement for 70 Water Street, 3 Richards Place and 7 Richards Place by and between the City of West Haven and the Haven Group, LLC.
- 3.) Presentation by Attorney O'Connor regarding the proposed Land Disposition Agreement for 16 Elm Street by and between the City of West Haven and the Haven Group, LLC.
- 4.) Action by the West Haven City Council for consideration and approval of the proposed Second Amendment to the Development Agreement by and between the City of West Haven, the West Haven Redevelopment Agency and the Haven Group, LLC.
- 5.) Action by the West Haven City Council for consideration and approval of the proposed Land Disposition Agreement for 70 Water Street, 3 Richards Place and 7 Richards Place by and between the City of West Haven and the Haven Group, LLC.

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6.) Action by the West Haven City Council for consideration and approval of the proposed Land Disposition Agreement for 16 Elm Street by and between the City of West Haven and the Haven Group, LLC.

Attorney O'Connor presented the proposed Second Amendment to the Development Agreement by and between the City of West Haven, the West Haven Redevelopment Agency and the Haven Group, LLC.

Attorney O'Connor presented the proposed Land Disposition Agreement for 70 Water Street, 3 Richards Place and 7 Richards Place by and between the City of West Haven and the Haven Group, LLC.

Attorney O'Connor presented the proposed Land Disposition Agreement for 16 Elm Street by and between the City of West Haven and the Haven Group, LLC.

Councilman Ronan made a MOTION to APPROVE the Proposed Second Amendment to the Development Agreement which was SECONDED by Councilman Russell and APPROVED unanimously viva a roll call vote.

Council As A Whole:

Councilman Forsyth – Absent
Councilman Quagliani – Yes
Councilman Riccio – Yes
Councilman Aldrich – Yes
Councilman Ruickoldt – Absent
Councilman Eberle – Yes
Councilwoman Riccio – Yes
Councilman Watt- Absent
Councilman Russell – Yes
Councilwoman Morrissey – Yes
Councilman Ronan – Yes
Councilwoman Martone – Absent
Chairman O'Brien – Yes

9 Yes / 0 No/ 0 Abstain / 4 Absent

RESOLVED: WHEREAS, the West Haven Redevelopment Agency has previously approved that certain Development Agreement, as amended by that

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certain First Amendment to Development Agreement, each by and among the City of West Haven, the West Haven Redevelopment Agency, an authorized Development Agency of the City of West Haven, and The Haven Group, LLC (collectively, the "Development Agreement") for the building of the project known as The Haven South;

WHEREAS, the West Haven Redevelopment Agency has reviewed that proposed Second Amendment to Development Agreement, and has determined that entering into such Second Amendment to Development Agreement shall be in furtherance of the development of the project known as The Haven South and, thereby, shall be in the best interests of the City of West Haven.

NOW, THEREFORE BE IT RESOLVED: That the West Haven Redevelopment Agency hereby approves the Second Amendment to Development Agreement by and among the City of West Haven, the West Haven Redevelopment Agency, an authorized Development Agency of the City of West Haven, and The Haven Group, LLC for the development of the project known as The Haven South; and

FURTHER RESOLVED: That the Commissioner of the City of West Haven or his designee shall execute same; and

FURTHER RESOLVED: That the Commissioner of the City of West Haven, with the consent of Corporation Counsel, may make minor revisions to the Development Agreement, as amended by said Second Amendment to Development Agreement; and

FURTHER RESOLVED: That the Commissioner of the City of West Haven has full authority to do all other actions necessary to effectuate the Second Amendment to Development Agreement.

Councilman Russell made a MOTION to APPROVE the Proposed Land Disposition Agreement for 70 Water Street, 3 Richards Place and 7 Richards Place which was SECONDED by Councilman Eberle and APPROVED by majority viva a roll call vote.

Council As A Whole:

Councilman Forsyth – Absent
Councilman Quagliani – Yes
Councilman Riccio – Abstain
Councilman Aldrich – Yes

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Councilman Ruickoldt – Absent
Councilman Eberle – Yes
Councilwoman Riccio – Yes
Councilman Watt- Absent
Councilman Russell – Yes
Councilwoman Morrissey – Yes
Councilman Ronan – Yes
Councilwoman Martone – Absent
Chairman O'Brien – Yes

8 Yes / 0 No/ 1 Abstain / 4 Absent

RESOLVED: WHEREAS, the West Haven City Council has reviewed a proposed Land Disposition Agreement between the City of West Haven and The Haven Group, LLC for the sale of property located at 70 Water Street, 3 Richards Place and 7 Richards Place in West Haven Connecticut by the City of West Haven to The Haven Group, LLC;

WHEREAS, the West Haven Planning and Zoning Commission passed a resolution on May 18, 2015 approving the sale of City Owned Properties located in The Haven South Municipal Development Area pursuant to CGS 8-24;

WHEREAS, 70 Water Street, 3 Richards Place and 7 Richards Place, West Haven Connecticut are each a City Owned Property located in The Haven South Municipal Development Area;

WHEREAS, the West Haven City Council received written correspondence from the West Haven Planning and Zoning Commission containing a report regarding a resolution made by the West Haven Planning and Zoning Commission pursuant to CGS 8-24;

NOW, THEREFORE BE IT RESOLVED: That the West Haven City Council hereby approves the Land Disposition Agreement between the City of West Haven and The Haven Group, LLC for the sale of property located at 70 Water Street, 3 Richards Place and 7 Richards Place in West Haven Connecticut by the City of West Haven to The Haven Group, LLC; and

FURTHER RESOLVED: That the Mayor of the City of West Haven or his designee shall execute same; and

FURTHER RESOLVED: That the Mayor of the City of West Haven, with the consent of Corporation Counsel, may make minor revisions to the Land Disposition Agreement; and

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FURTHER RESOLVED: That the Mayor of the City of West Haven has full authority to do all other actions necessary to effectuate the Land Disposition Agreement.

Councilman Ronan made a MOTION to APPROVE the Proposed Land Disposition Agreement for 16 Elm Street which was SECONDED by Councilman Eberle and APPROVED by majority viva a roll call vote.

Council As A Whole:

Councilman Forsyth – Absent
Councilman Quagliani – Yes
Councilman Riccio – Abstain
Councilman Aldrich – Yes
Councilman Ruickoldt – Absent
Councilman Eberle – Yes
Councilwoman Riccio – Yes
Councilman Watt- Absent
Councilman Russell – Yes
Councilwoman Morrissey – Yes
Councilman Ronan – Yes
Councilwoman Martone – Absent
Chairman O'Brien – Yes

8 Yes / 0 No/ 1 Abstain / 4 Absent

RESOLVED: WHEREAS, the West Haven City Council has reviewed a proposed Land Disposition Agreement between the City of West Haven and The Haven Group, LLC for the sale of property located at 16 Elm Street in West Haven Connecticut by the City of West Haven to The Haven Group, LLC;

WHEREAS, the West Haven Planning and Zoning Commission passed a resolution on May 18, 2015 approving the sale of City Owned Properties located in The Haven South Municipal Development Area pursuant to CGS 8-24;

WHEREAS, 16 Elm Street West Haven Connecticut is a City Owned Property located in The Haven South Municipal Development Area;

WHEREAS, the West Haven City Council received written correspondence from the West Haven Planning and Zoning Commission containing a report regarding

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a resolution made by the West Haven Planning and Zoning Commission pursuant to CGS 8-24;

NOW, THEREFORE BE IT RESOLVED: That the West Haven City Council hereby approves the Land Disposition Agreement between the City of West Haven and The Haven Group, LLC for the sale of property located at 16 Elm Street in West Haven Connecticut by the City of West Haven to The Haven Group, LLC; and

FURTHER RESOLVED: That the Mayor of the City of West Haven or his designee shall execute same; and

FURTHER RESOLVED: That the Mayor of the City of West Haven, with the consent of Corporation Counsel, may make minor revisions to the Land Disposition Agreement; and

FURTHER RESOLVED: That the Mayor of the City of West Haven has full authority to do all other actions necessary to effectuate the Land Disposition Agreement.

ADJOURNMENT: 7:00 P.M.

ATTEST: Michael DiMassa, Clerk of the Council

BY: Michael DiMassa, Clerk of the Council

These minutes are subject to City Council approval.